

173.0

0004

0030.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

855,000 /

855,000

USE VALUE:

855,000 /

855,000

ASSESSED:

855,000 /

855,000

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City	
15		SPRING RD, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	YOUNG JASON	
Owner 2:		
Owner 3:		

Street 1: 15 SPRING ROAD  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: GARRITY DAVID B -

Owner 2: -

Street 1: 27 AVOLA STREET

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 7,325 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Wood Shingle Exterior and 1974 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7325		Sq. Ft.	Site		0	70.	0.83	6			Easemen	-5					425,434						425,400	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
104	7325.000	429,600			425,400	855,000									115379
Total Card	0.168	429,600			425,400	855,000					Entered Lot Size				GIS Ref
Total Parcel	0.168	429,600			425,400	855,000					Total Land:				GIS Ref
Source:	Market Adj Cost				Total Value per SQ unit /Card:	433.13	/Parcel:	433.1			Land Unit Type:				Insp Date

09/23/14 !13459!

PRIOR ID #1: 115379

PRIOR ID #2:

PRIOR ID #3:

PRIOR ID #1:

PRIOR ID #2:

PRIOR ID #3:

PRIOR ID #1:

PRIOR ID #2:

PRIOR ID #3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARRITY DAVID B	65030-275		3/10/2015	Mult Lots	550,000	No	No		
	11081-315		2/10/1966			No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
5/21/2018	657	Re-Roof	5,300	C					9/23/2014	Inspected	PC	PHIL C			
									1/14/2009	Entry Denied	345	PATRIOT			
									11/14/2000	Hearing N/C	189	PATRIOT			
									12/21/1999	Mailer Sent					
									12/14/1999	Measured	263	PATRIOT			
									12/1/1981		GP				
									Sign:	VERIFICATION OF VISIT NOT DATA					

